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**MEMORANDUM**

TO: Mayor Tumlin and City Council Members  
William F. Bruton, Jr., City Manager

THRU: Brian Binzer, Director of Development Services Dept.  
Rusty Roth, AICP, Planning & Zoning Manager *RR*

FROM: Shelby Little, Zoning Administrator

SUBJECT: Detailed Plan Review (1<sup>st</sup> Submittal) for Fort Hill Homes

DATE: May 14, 2015

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The planned residential development (PRD) process is designed to grant the conceptual approval of projects, such as density, housing type, and general layout, in the form of a general plan at the rezoning stage. After more in-depth analysis of the property is conducted and civil site plans are being prepared, a detailed plan is brought forth to City Council to review specifics of the site: lot widths, lot sizes, setbacks, architectural elevations, road widths, tree placement, building heights, parking, amenity details, etc. These details are largely affected by issues arising after or during civil site plan preparation. Topographical issues, soil issues, utility coordination, stormwater design can all substantially impact how a site is laid out. Although it is not customary for the detailed plan to be approved at such an early stage in the planning process, JW Homes is requesting approval of a detailed plan in conjunction with the rezoning request.

The following are staff comments regarding the detailed plan submitted with the rezoning application for Fort Hill. **Staff anticipates receiving revised drawings prior to the scheduled hearing dates.**

**Planning & Zoning Comments:**

**Building Elevations**

1. None of the house plans in the building elevations booklet show window grids on the rear side of the home.

**General & Detailed Plan**

2. The scale is incorrectly marked as 1"=50' but the plan is drawn at 1"=40.'
3. Please revise your density calculations to deduct the floodplain area and r/w donation.
4. Please include a maximum height for the buildings in feet, not stories.
5. The cart corral location is blocked by parallel spaces on the typical lot layout detail. Public Works may want the cart corrals more accessible.
6. There is disturbance shown in the 50' City undisturbed stream buffer and impervious in the 75' City impervious buffer.
7. PRD-SF regulations require a 20' driveway for all townhomes.
8. There is no turnaround shown for the alley in the northeastern corner.
9. The parking calculations are confusing:
  - There is no inclusion of the two spaces in the driveway required for the townhomes.

- The 18 “private” spaces to serve as guest parking for the townhomes are not located anywhere near the townhomes (on private drive).
  - Off street parking requirements cannot be satisfied using private streets
10. The townhome lots aren’t numbered.
  11. Many lots are primarily accessed off on an alley, which is prohibited by code.
  12. Alley easement must be at least 20’ wide.
  13. A 5’ setback should apply for any frontage (not just a front) along a public/private street or access easement.
  14. Please show location of stormwater detention area.
  15. It is unclear whether the driveways run through the greenspace or abruptly end. Please clarify.

Tree Plan

16. The District, Land Lot and Section is missing off of the title block.
17. There are a lot of unnecessary notes (references to other municipal codes and variances) on the Tree Preservation Plan. Please remove.
18. There is no purpose in having a Tree Preservation Plan if there are no trees being preserved. The City of Marietta also does not require recompense.
19. There are existing trees in the stream buffers, which should not be disturbed. Those trees should at least be saved.
20. The submitted plan contains no tree replacement calculations. Please include under Plant Schedule. Further, there do not appear to be enough trees to satisfy the minimum SDF. Please reference the Tree Ordinance.

**Public Works Comments:**

1. Plan scale is shown incorrectly. It is depicted at 1” = 50’ on GP-1. The scale appears to be 1” = 40’ as shown on other plan sheets.
2. Curb ramps with crosswalks to be located at all intersections within City ROW, or across private alleys. Show crosswalks, ramps, and stop signs. All crossings of streets must be at stop conditions (intersections).
3. Sidewalks along Fort Street, Cole Street, and Lemon Street are to be minimum 5-ft. plus 2-ft. grass strip. No grass strip at parallel parking; sidewalk must abut curb.
4. The plans show the 25-ft. and 50-ft. stream buffers measured from centerline of creek. This is incorrect per City Code and State law. The buffers are measured from “wrested vegetation” which is approximated from top of bank. The 75-ft. impervious area setback is not shown on the plans. It appears that units 30 & 31, 29, and 3 - 4 garage units lie within the stream buffers and/or the impervious area setback in violation of City Code. Sidewalks may not be within the buffers or setback. Proposed impervious areas on the footprint of existing impervious areas are “grandfathered” and will not require a variance by City Council. Submit a separate plan showing existing and proposed conditions in buffer areas.
5. The floodplain is shown as it is on the aerial. Please follow the Cobb GIS elevations matched to the floodplain to use with the plan contours. Currently, the floodplain shown crosses several contours multiple times.
6. There is no stormwater detention denoted on the plans. Design to be in compliance with City Code and the GSWMM.

7. Minimum curb radius is 25-ft. for roads or alleys per City Code 730.01.I.3.b. However, the Fire Department may require a greater curb radius, based upon Life Safety Code.
8. For off-street parallel parking at all locations other than Cole Street, minimum width from edge of travel-way to face of curb is 8.5-ft. and may be inclusive of the gutter width.
9. For off-street parallel parking on Cole Street, minimum width from edge of travel-way to face of curb is 9.5-ft.
10. Parallel parking spaces require a minimum length of 22.5-ft. If angled curb is utilized or omitted, the minimum length for end spaces will be 20-ft., not including the taper.
11. All existing city streets having less than a width of 24-ft. from back-of-curb to back-of-curb shall be widened. The minimum widening shall accommodate a travel-way that is 12-ft. from centerline towards the development side or 20-ft. from the opposite curb face, whichever provides the greatest widening. Gutter shall be outside of the widened section.
12. All intersections must meet AASHTO sight distance requirements. In cases where the sight line is not contained within the ROW, a sight distance easement will be required. If the sight distance requirement is satisfied, a mitered ROW is not required at Cole Street and Fort Street. Areas of concern include, but are not limited to, reduced centerline radii locations, corner lots, tree locations, and access points along Fort Street, Cole Street, and Lemon Street. Ensure that landscaping does not conflict with sight distance requirements.
13. The Department of Public Works does not support a variance for primary access on any private or public road less than 20-ft. in width of travel-way (excluding curb and gutter). All primary access must be from a public or private street.
14. Private driveways accessed from Cole Street will not be permitted.
15. All easements for storm sewer, sanitary sewer, potable water and other utilities must have a minimum width of 20-ft. A minimum width of 40-ft. is required for all utility/access easements unless otherwise approved by Marietta Water and Power.
16. **Variance Required:** The dead-end road (30 – 34, 18 – 20, 21 – 22, between two car garages fronting Cole Street, and lots 12 & 13.) City Code section 730.01.E requires all streets with a closed end to have a cul-de-sac with an 80-ft. minimum roadway diameter and a 100-ft. right of way diameter. Since the roadway is short and serves a limited number of units, Public Works will consider support of a variance for alternate turnaround. If Fire access and/or sanitation truck access are required, the turnaround must be sized to accommodate an SU-30 vehicle. If the Fire Department does not require a turnaround, the sanitation roll carts are serviced at the curb side of Lemon Street, and a “No Trucks” sign is placed at the entrance from Lemon Street, the turnaround must be sized to accommodate a Passenger Vehicle meeting ITE standards. All turnarounds must be striped and signed for “No Parking”.
17. All lots must be accessed by a public or private street per City Code 716.06. For lots solely accessed by a road not satisfying City street standards, a variance by City Council will be required.
18. **Motion required:** Per City Code 716.06, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.
19. **Variance Required:** Roadways with a 90-degree turn will not be permitted. City Code section 730.01.H requires all roadways to have a minimum centerline radius of 100-ft., which also applies to alleys.

20. Two-way alleys must have at least a 20-ft. wide travel-way. One-way alleys have a minimum required travel-way of 14-ft. per City Code.
21. **Variance Required:** All alleys must have “No Parking” signs posted per City Code 716.06. The Fire Department may require additional “no parking” zones.
22. **Variance Required:** Numerous lots are not accessed by a roadway width meeting City street standards as required by City Code, including the following: 26 – 29, 30 – 34. Only if the travel-way is at least 20-ft. in width will Public Works consider support of a variance for primary access to any lot via a roadway not meeting City street standards.
23. **Variance Required:** Parking in public ROW is shown at many locations. Public Works supports parking in public ROW as long as the spaces are striped outside of the travel-way, are in addition to those required for the development, and are permitted for public use.
24. **Variance Required:** Proposed impervious areas within the City 50-ft. stream and 75-ft. impervious buffer areas and outside the footprint of existing impervious areas will require a variance by City Council.
25. **Variance Required:** Any land-disturbing activity including demolition within the 25-ft. State Waters buffer will require a variance by the Georgia Environmental Protection Division.
26. An enlargement drawing on DP-1 depicts a cart corral at the intersection of an alley and Cole Street. This poses a sight distance problem. Additionally, the accessibility of the cart corral is problematic from on-street parking. Corrals or pads cannot be blocked by parking spaces.
27. If carts are stored in an alley or garage and brought to the roadside pad, no corral is required. If carts are stored in corral beyond service day, corral must block view of carts from street while not obstructing sight distance.
28. Per City Code 5-4-160 A. – F. Underground Utilities. All utility and telecommunication companies installing or relocating utility facilities in new residential, commercial or industrial subdivision developments within the corporate limits shall place all utilities underground. The Detail Plan depicts utility poles located in proposed islands between parallel parking spaces – and is not allowable per City Code. Clearly identify utility poles and overhead lines on plan, labeling existing poles to remain.
29. Add note to Detailed Plan and Final Plat: Building and site plot plan is required to be submitted for review prior to issuance of any building permits.
30. All public and private street names and other roadway traffic control signs must be installed per City standards. Signage must be approved by the Public Works Director, or designee, for the specific District, if applicable, in which the development is located and whether it is a public or private street. Street sign poles shall be square Uni-strut to match poles installed by the City or be a decorative style as approved by Public Works.
31. Provide an SU-30 tracking plan for all roadways within and immediately adjacent to the proposed development.

**Fire Department Objections:**

1. Homes closer than 10 feet to the property line or 20 feet to the neighboring structure shall comply with the City Of Marietta Fire Sprinkler Ordinance.
2. Drawings are not to scale. Thus, rendering an accurate analysis infeasible.



3. Additional lot numbers needed for identification of townhomes. These lot numbers were not noted on drawings.
4. Tree Plan does not have sufficient information for proper review analysis.
5. Fire department access roads shall have the proper turning radii of 35 feet.
6. Fire department access roads utilized will be from the primary roads (i.e. Lemon Street, Cole Street, & Fort Hill Street). All other potential access points do not have the appropriate radii and or width for fire department access. In addition, these inaccessible roads/ alleys will make it difficult for emergency medical transport units to provide expedient care. Possibly requiring emergency medical personnel to cart patients to main streets where ambulance units would be stationed. This action would result in a time increase in "The Golden Hour."
7. Fire department access roads shall have an unobstructed width of 20 feet. Entrances and gated roads may be 14 feet wide where approved. **Note:** Proposed alleys depict 15feet.
8. Homes cannot be addressed/ fronted on alleys. If the alleys are in fact roads, then they must have an unobstructed width of 20 feet of drivable surface.

**Further, the following code references are provided to advise of the "minimum standards" for fire safety that are supposed to be adhered to:**

Ga. Code Ann., § 25-2-4

§ 25-2-4. Rules and regulations, adoption of

The Commissioner shall adopt such rules and regulations as he deems necessary to promote the enforcement of this chapter. Such rules and regulations shall have the force and effect of law and shall have state-wide application as being the state minimum fire safety standards and shall not require adoption by a municipality or county. The governing authority of any municipality or county in this state is authorized to enforce the state minimum fire safety standards on all buildings and structures except one-family and two-family dwellings and those buildings and structures listed in [Code Section 25-2-13](#). All other applications of the state minimum fire safety standards and fees are specified in [Code Sections 25-2-4.1, 25-2-12, and 25-2-12.1](#). Before the Commissioner shall adopt as a part of his rules and regulations for the enforcement of this chapter any of the principles of the various codes referred to in this chapter, he shall first consider and approve them as reasonably suitable for the enforcement of this chapter. Not less than 15 days before any rules and regulations are promulgated, a public hearing shall be held. Notice of the hearing shall be advertised in a newspaper of general circulation.

Ga. Code Ann., § 25-2-12, § 25-2-12. Adoption and enforcement of fire safety standards by certain counties. Effective: March 13, 2015.

- (a)(1) The county governing authority in any county having a population of 100,000 or more, and the municipal governing authority in any municipality having a population of 45,000 or more, each as determined by the most recent decennial census published by the United States Bureau of the Census, and those municipalities pursuant to subsection (b) of this Code section shall adopt the state minimum fire safety standards adopted in the rules and regulations promulgated pursuant to this chapter, including all subsequent revisions thereof.

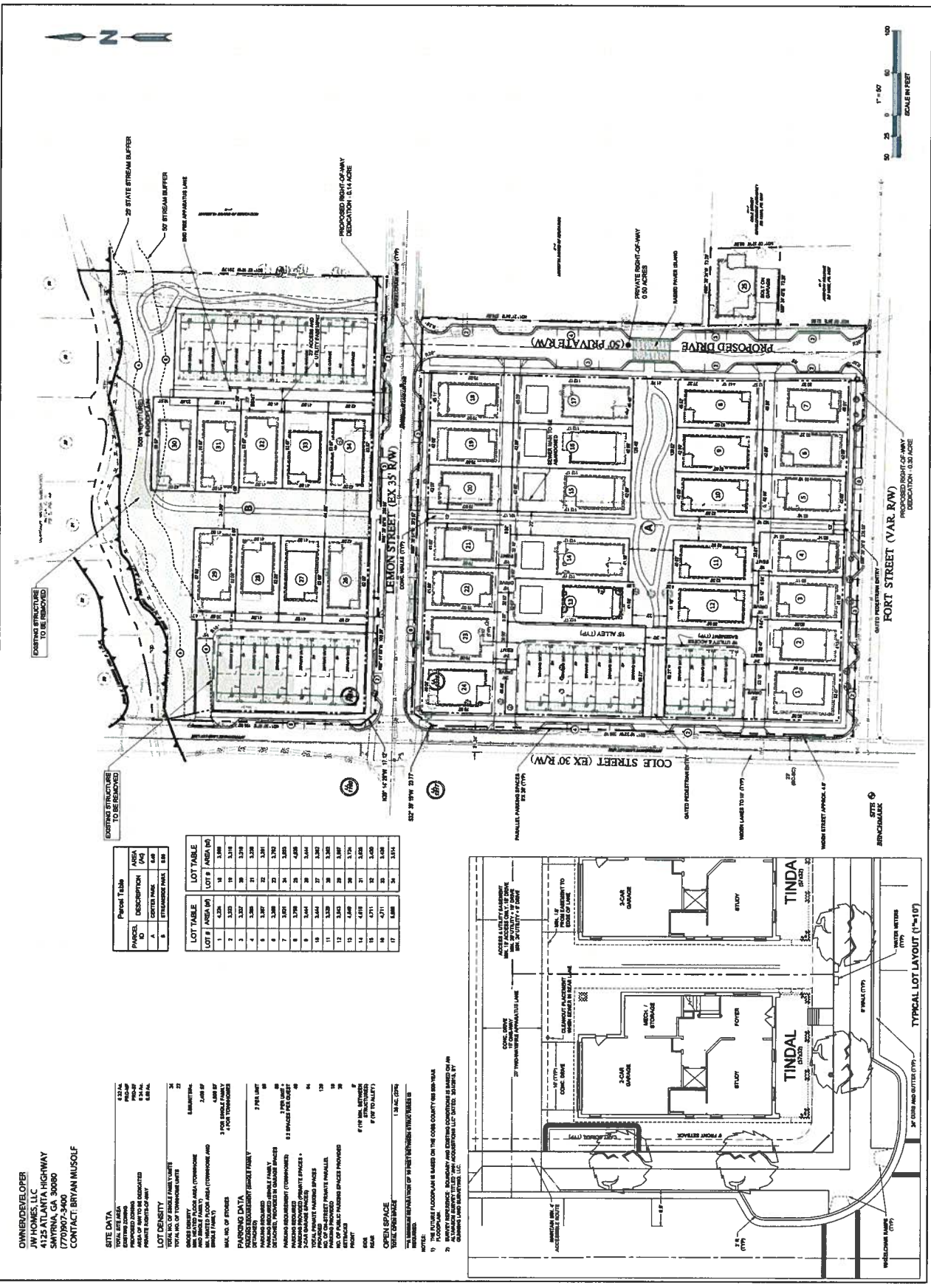
- (2) With respect to those buildings and structures listed in [Code Section 25-2-13](#), except for hospitals, nursing homes, jails, ambulatory health care centers, and penal institutions and except for buildings and structures which are owned and operated or occupied by the state, every such local governing authority shall be responsible for enforcing such fire safety standards within its jurisdiction and shall:
- (B) Review plans and specifications for proposed buildings and structures, issue building permits when plans are approved, and conduct fire safety inspections of such buildings and structures; and
- (7) No such local governing authority shall have the authority to grant any waiver or variance which would excuse any building, structure, or proposed plans for buildings or structures from compliance with the state minimum fire safety standards as adopted in the rules and regulations promulgated pursuant to this chapter.
- (e)(1) The office of the Commissioner shall be responsible for interpretations of the state minimum fire safety standards as adopted in the rules and regulations promulgated pursuant to this chapter.

#### **120-3-3-.01 Promulgation and Purpose**

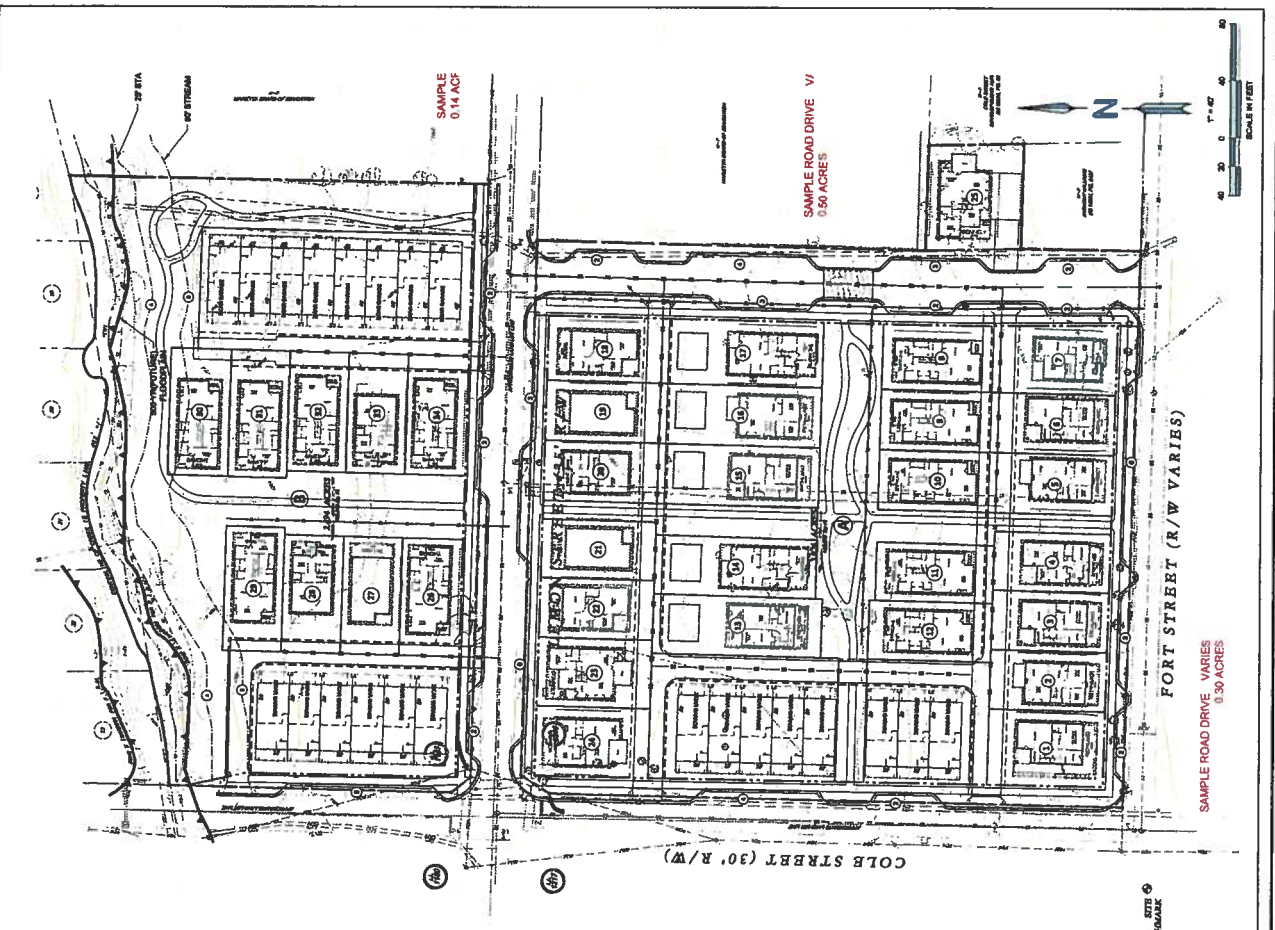
- (1) These rules and regulations of the Safety Fire Commissioner entitled, "Rules and Regulations for the State Minimum Fire Safety Standards" are promulgated to establish the State's minimum fire safety standards as specified in the Official Code of Georgia Annotated, (O.C.G.A.) Section 25-2-4.
- (2) A primary purpose of these rules and regulations is to establish the state minimum fire safety standards and requirements for the prevention of loss of life and property from fire, panic from fear of fire, explosions or related hazards in all buildings, structures and facilities with the exception of one- and two-family dwellings, one- and two-family row houses (townhouses) separated by a 2-hour fire wall and two-family townhouses separated by a 2-hour fire wall.

#### **120-3-3-.04 State Minimum Fire Safety Standards with Modifications**

- (1) Unless otherwise stated in this chapter, the edition of the *International Fire Code (IFC)*, and the following editions of the codes, standards, recommended practices, guides and methods, as published in the *National Fire Codes (NFC)* by the National Fire Protection Association (NFPA), as adopted and modified in this Chapter, shall be the state minimum fire safety standards. Where any of the adopted publications of the NFPA references NFPA 1 or NFPA 5000, or any fire code or building code, it shall be construed that such references apply to the *International Fire Code (IFC)* or the *International Building Code (IBC)* respectively, as adopted by this Chapter 120-3-3, and the Georgia Department of Community Affairs. Where the IFC or IBC does not specifically address the referenced issue, NFPA 1 or NFPA 5000 may be applied subject to the approval of the authority having jurisdiction.



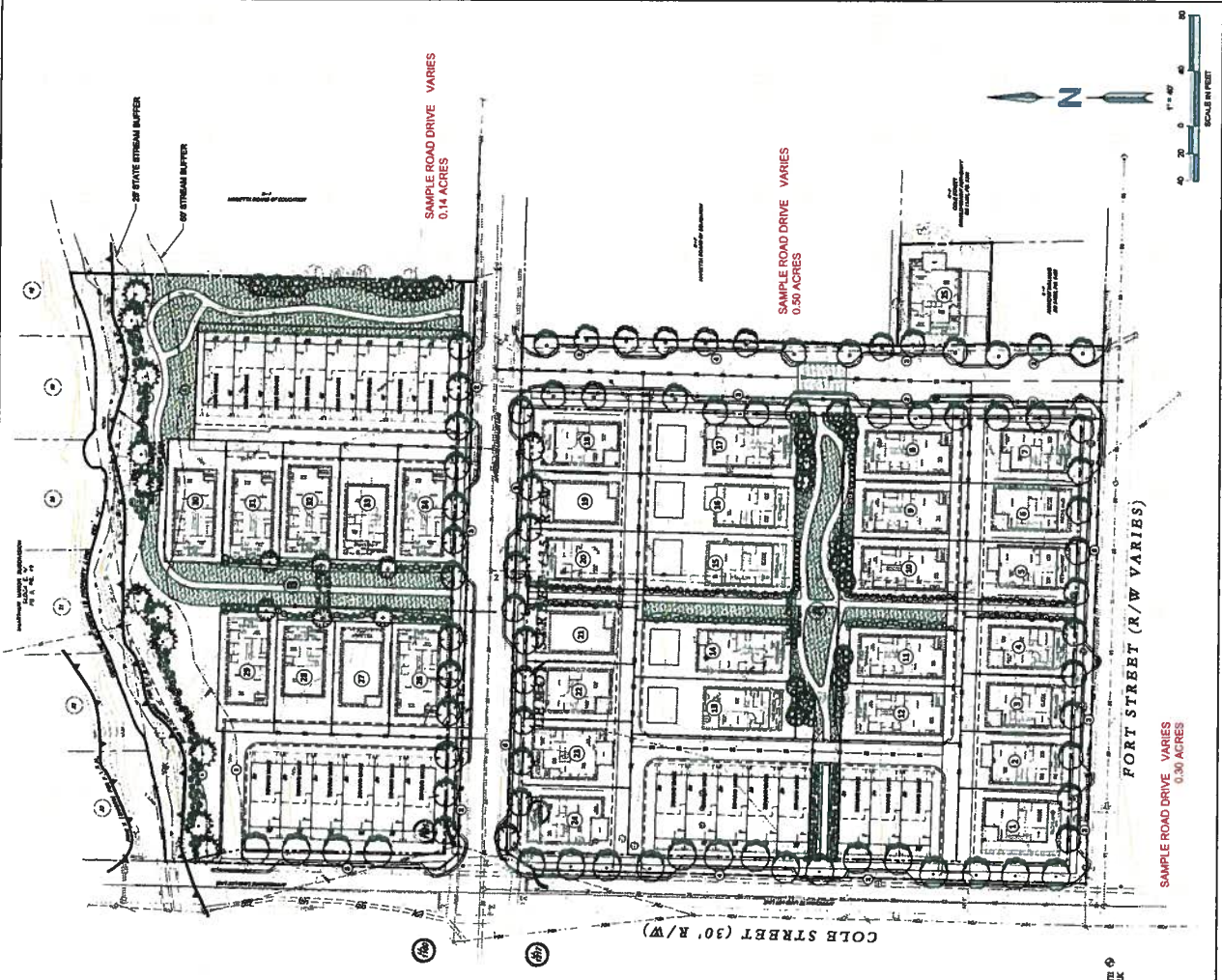




Parcel Table			
PARCEL ID	DESCRIPTION	AREA (sq feet)	AREA (sq feet)
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B	SECTION 1000	5.00	5.00

LOT TABLE		LOT TABLE	
LOT 1	AREA (sq feet)	LOT 3	AREA (sq feet)
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278	3.00	290	3.00
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280	3.00	292	3.00
281	3.00	293	3.00
282	3.00	294	3.00
283	3.00	295	3.00
284	3.00	296	3.00
285	3.00	297	3.00
286	3.00	298	3.00
287	3.00	299	3.00
288	3.00	300	3.00
289	3.00	301	3.00
290	3.00	302	3.00
291	3.00	303	3.00
292	3.00	304	3.00
293	3.00	305	3.00
294	3.00	306	3.00
295	3.00	307	3.00
296	3.00	308	3.00
297	3.00	309	3.00
298	3.00	310	3.00
299	3.00	311	3.00
300	3.00	312	3.00
301	3.00	313	3.00
302	3.00	314	3.00
303	3.00	315	3.00
304	3.00	316	3.00
305	3.00	317	3.00
306	3.00	318	3.00
307	3.00	319	3.00
308	3.00	320	3.00
309	3.00	321	3.00
310	3.00	322	3.00
311	3.00	323	3.00
312	3.00	324	3.00
313	3.00	325	3.00
314	3.00	326	3.00
315	3.00	327	3.00
316	3.00	328	3.00
317	3.00	329	3.00
318	3.00	330	3.00
319	3.00	331	3.00
320	3.00	332	3.00
321	3.00	333	3.00
322	3.00	334	3.00
323	3.00	335	3.00
324	3.00	336	3.00
325	3.00	337	3.00
326	3.00	338	3.00



[illegible]

